

Jackson Street Village Supportive Housing Community

*Results of self-reliance assessments,
fiscal year 2008*

D E C E M B E R 2 0 0 8

Jackson Street Village Supportive Housing Community

Results self-reliance assessments, fiscal year 2008

December 2008

Prepared by:

Craig Helmstetter and Emily Warren

Wilder Research
451 Lexington Parkway North
Saint Paul, Minnesota 55104
651-280-2700
www.wilderresearch.org

Contents

Summary	1
Introduction.....	5
Jackson Street Village history	5
Measuring gains in self-reliance and stability.....	5
Data collected at Jackson Street Village.....	10
Resident characteristics	10
Housing stability scales.....	11
Length of residence	11
Housing inspections	12
On-time rent payment	13
Lease compliance	14
Tenant training.....	15
Socioeconomic stability scales.....	16
Hours of employment.....	17
Hourly wage.....	18
Income sources.....	18
Child support.....	20
Earned Income Tax Credit.....	21
Financial credit.....	22
Access to child care.....	23
Educational attainment.....	24
Current educational enrollment.....	25
Family stability scales	26
Social support.....	26
Community involvement.....	27
Transportation	28
Health insurance coverage (adults and children)	30
Health home (adults)	31
Mental health services (adults).....	32
Chemical dependency services (adults)	33
Domestic abuse services (adults)	34

Contents (continued)

Health home (children)	35
Immunizations (children).....	36
Tutoring (children).....	37
Enrollment in preschool (children)	38
School attendance (children).....	39
School mobility (children)	40
Community credentials	41
Conclusion and ideas to consider.....	43
Appendix.....	45
Average score on stability scales from first to last assessment.....	47
Jackson Street Village Status codes	48
Notice of Infraction	52

Figures

1. Percent of residents that have “maintained-high” and “improved” on the housing stability scales	2
2. Percent of residents that have “maintained-high” and “improved” on the socioeconomic stability scales	3
3. Percent of residents that have “maintained-high” and “improved” on the family stability scales	4
4. Change in self-reliance from first to last assessment.....	7
5. Levels of self-reliance in housing stability as of June 30, 2008	11
6. Length of residence as of June 30, 2008.....	12
7. Levels of self-reliance in housing inspections	12
8. Change in housing inspections from first to last assessment.....	13
9. Levels of self-reliance in on-time rent payment	13
10. Change in on-time rent payment from first to last assessment.....	14
11. Levels of self-reliance in lease compliance	14
12. Change in lease compliance from first to last rating.....	15
13. Levels of self-reliance in tenant training	15
14. Change in tenant training from first to last assessment	16
15. Levels of self-reliance in hours of employment	17
16. Change in hours of employment from first to last assessment	17
17. Levels of self-reliance of income sources.....	18
18. Change in sources of income from first to last assessment	19
19. Levels of self-reliance in child support.....	20
20. Change in child support from first to last assessment.....	20
21. Levels of self-reliance in Earned Income Tax Credit	21
22. Change in Earned Income Tax Credit from first to last assessment	21
23. Levels of self-reliance in financial credit.....	22
24. Change in financial credit from first to last rating.....	22
25. Levels of self-reliance in access to child care.....	23
26. Change in access to child care from first to last assessment.....	23
27. Levels of self-reliance in education level	24
28. Change in educational attainment from first to last assessment	24
29. Levels of self-reliance in current educational enrollment.....	25
30. Change in current educational enrollment from first to last rating.....	25

Figures (continued)

31. Levels of self-reliance in social support	26
32. Change in social support from first to last assessment	27
33. Levels of self-reliance in community involvement	27
34. Change in community involvement from first to last rating.....	28
35. Levels of self-reliance in transportation at last assessment	28
36. Change in transportation from first to last assessment	29
37. Type of transportation.....	29
38. Levels of self-reliance in household health insurance coverage.....	30
39. Change in health insurance coverage from first to last assessment	31
40. Levels of self-reliance in adult’s health home	31
41. Change in health home from first to last assessment.....	32
42. Levels of self-reliance in mental health services	32
43. Change in mental health services from first to last rating	33
44. Levels of self-reliance in chemical dependency services	33
45. Change in chemical dependency services from first to last rating.....	34
46. Levels of self-reliance in domestic abuse at last assessment.....	34
47. Change in domestic abuse services from first to last rating.....	35
48. Levels of self-reliance in children’s health home	35
49. Change in children’s health home from first to last rating	36
50. Levels of self-reliance in children’s immunizations.....	36
51. Change in immunizations from first to last assessment.....	37
52. Levels of self-reliance in tutoring.....	37
53. Change in tutoring from first to last assessment.....	38
54. Levels of self-reliance in preschool enrollment.....	38
55. Change in enrollment in preschool from first to last assessment.....	39
56. Levels of self-reliance in school attendance	39
57. Change in school attendance from first to last assessment.....	40
58. Levels of self-reliance in school mobility.....	40
59. Change in school mobility from first to last assessment.....	41
60. Percent of residents that have community credential at last assessment	42

Acknowledgments

We would like to thank the following staff members who contributed to this report:

Susan Brower

Marilyn Conrad

Phil Cooper

Paul Devereaux

Audrey Flack

Nona Ferguson

Louann Graham

April Lott

Nicole Martin-Rogers

Claudia Wasserman

And the staff and residents of Jackson Street Village.

This research is supported by a grant from the Frey Family Foundation.

Summary

This report describes the results of the second year in a three-year pilot evaluation designed to track gains in self-reliance by formerly homeless families living in a supportive housing community. The purpose of the report is to (1) test the usefulness of a new tool, called the Self-Reliance Achievement Scale (SRAS) developed to measure changes in self-sufficiency in a series of life domains, and to (2) report the progress of Jackson Street Village residents toward self-sufficiency during the second year of the SRAS assessments.

The SRAS used in this report shows that residents at Jackson Street Village, on average, have maintained a relatively high level of self-sufficiency in each of the three domains that we considered: housing stability, socioeconomic stability, and family stability. Overall residents demonstrated the highest levels of self-sufficiency in the family stability domain and less overall improvement in the socioeconomic stability domain.

The specific scales for child immunizations, family health insurance coverage, health home for both adult and child residents, and community involvement show the largest percentage of residents maintaining a high level of self-reliance. The scales showing the lowest percentage of residents achieving high self-reliance are those relating to employment, educational enrollment, and income sources.

As in the first year's results, the second study period indicated that the SRAS is most useful in documenting continued high levels of self-sufficiency, as well as less frequent declines in self-sufficiency. We suspect that the tool is most useful in documenting increases in self-sufficiency for new residents, who likely make substantial gains during the first 6 to 12 months in residence. During this second year of implementation, the majority of increases in self-reliance occurred among new residents.

Method

To measure residents' progress toward self-reliance using the SRAS, we grouped them into one of four categories on each of the instrument's 25 component scales:

We have grouped residents into four categories for each scale:

- Improved
- Maintained-high
- Maintained-low
- Declined

Please see page six for a more complete explanation of methodology.

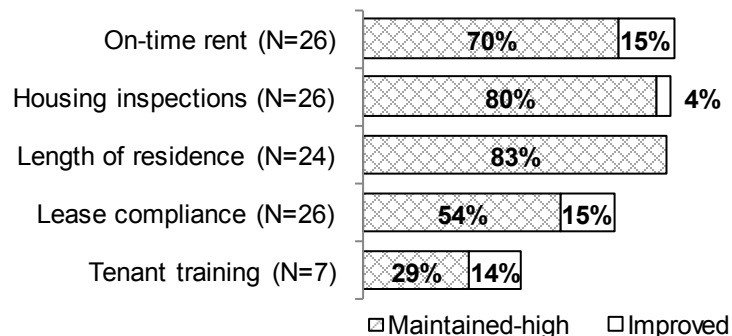
Results

Overall, the results described above show the stabilizing impact of the Jackson Street Village supportive housing community. The population served by Jackson Street Village is made up of families that are previously homeless and precariously housed. Despite the significant barriers these families face, an average of 72 percent of residents per scale scored a “maintained-high” or “improved” on all scales in the 2008 fiscal year, compared to an average of 70 percent of residents per scale in the previous reporting period.

Residents’ self-reliance as it relates to housing stability appears to have been impacted by Jackson Street Village. Ninety-two percent of residents had been living at Jackson Street Village for at least one year at the time of their last assessment. Forty-six percent of the families had been living at Jackson Street Village for at least two years at the time of their last assessment.

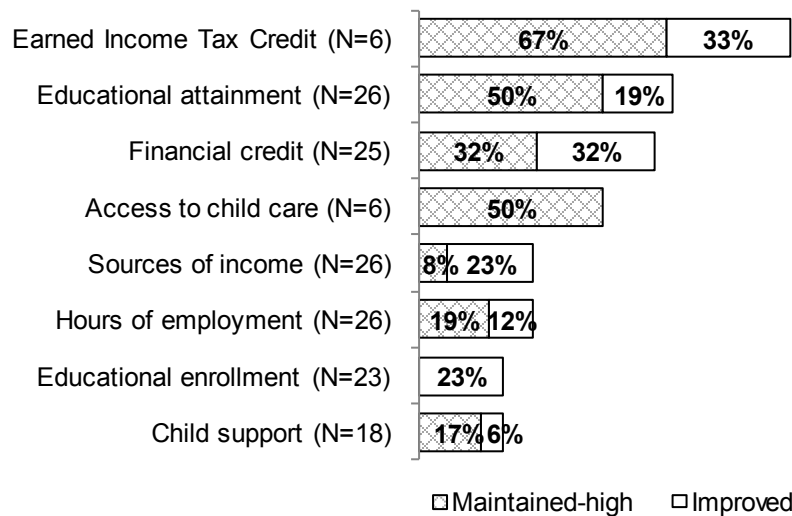
The housing stability scales with strongest results were those concerning on-time rent payment, housing inspections, and length of residence, with over 80 percent either maintaining high levels of sufficiency or improving on each scale. The scale that needs the most improvement relates to whether the resident had attended tenant training (Figure 1). Additionally, nearly one-quarter of residents “declined” lease compliance, meaning they had no infractions on an initial assessment, but one or more infractions as of their last assessment.

1. Percent of residents that have “maintained-high” and “improved” on the housing stability scales



Looking at residents’ socioeconomic self-reliance, we see that the scales relating to the Earned Income Tax Credit, educational attainment, and financial credit have the highest percentage of residents who either improved or maintained a high level of self-reliance from the first to the last rating (Figure 2). Thirty-one percent of the residents either became less reliant on public cash benefits or maintained a high level of self-reliance in which more than half of their household income was earned, compared to 45 percent in the 2007 fiscal year. Similar to the 2007 fiscal year findings, residents were more likely to be unemployed and not enrolled in an educational program, although results show that a quarter of residents improved in the area of educational enrollment this year.

2. Percent of residents that have “maintained-high” and “improved” on the socioeconomic stability scales

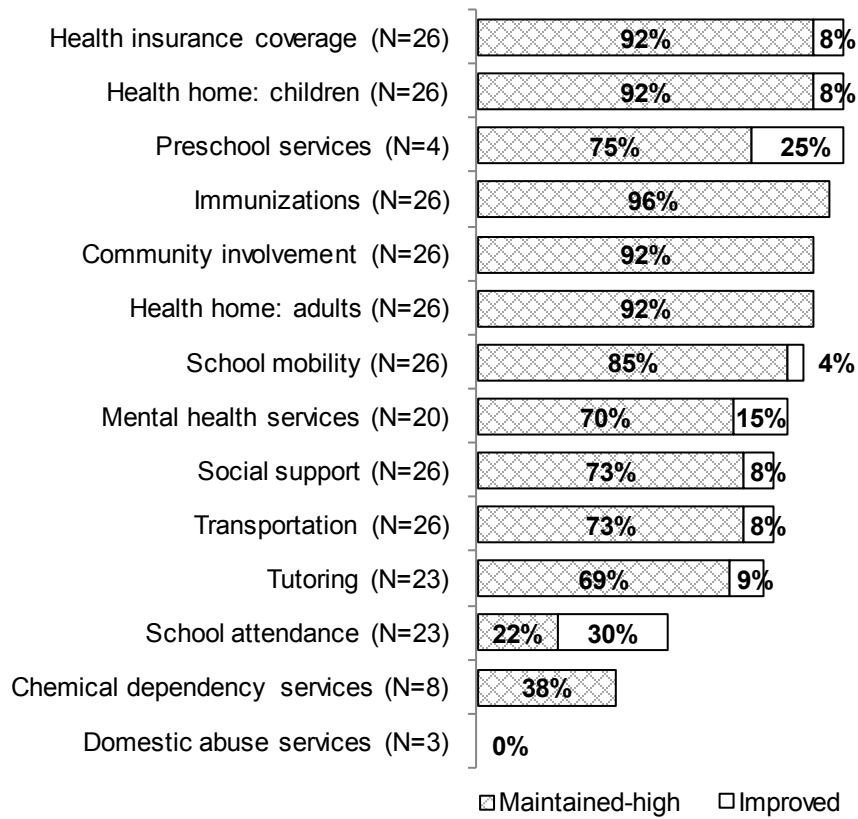


Results from the family stability scales show that family health insurance coverage, “health homes” for children and adults, preschool enrollment, children’s immunizations, and community involvement were the areas in which the highest proportion of residents had either improved or maintained a high level of self-reliance from the first to the last rating (Figure 3). As indicated in the previous year’s results, the “domestic abuse services” scale showed the least amount of self-reliance relative to the other family stability scales; none of the handful of residents in need of domestic abuse services had received them by the last assessment.

The children living at Jackson Street Village have a high level of well-being as it relates to the self-reliance scales. Ninety-six percent of households have children who have been immunized as recommended and 100 percent of households with children have a regular doctor or clinic, compared to 92 percent and 90 percent of households with children,

respectively, in 2007. Seventy-eight percent of the households have children who regularly participate in tutoring, compared to 71 percent in 2007. The number of households with a good record of school attendance was 52 percent, a decrease from 82 percent in 2007.

3. Percent of residents that have “maintained-high” and “improved” on the family stability scales



The SRAS data also indicate that the vast majority of residents have the community credentials that they need to become increasingly self-reliant. Nearly all of the residents have a social security card, state-issued identification card or driver’s license, birth certificate, a medical identification card, and telephone service or access to voicemail.

Introduction

Jackson Street Village history

Jackson Street Village is a supportive housing community located in Saint Paul's North End neighborhood that provides permanent housing for 24 previously homeless or precariously housed families. The property is owned by RS Eden and managed by Wilder Foundation's Supportive Housing and Employment Services (SHES) division. The philosophy of Jackson Street Village is to identify and use individual, family, and community strengths to address residents' needs and challenges. Many of the adult residents have struggled with chemical dependency, mental illness, or both. Parents and their children have often lived in environments that compromised their physical health. Jackson Street Village provides decent, healthy housing that is an important foundation for family stability.

The staff at Jackson Street Village works to build on the strengths of participants. Services offered vary according to the unique needs of each individual. Jackson Street Village has two full time case managers; one focuses on adults and the other focuses on children.

The services provided at Jackson Street Village are aimed at increasing residents' self-reliance, stability, and general well-being. Specifically, the staff at Jackson Street Village seeks to help residents maintain permanent housing and avoid repeated episodes of homelessness; increase economic stability and participation in productive activities; improve physical and mental health; and increase attendance and academic engagement for school-aged children.

Measuring gains in self-reliance and stability

To measure residents' progress towards Jackson Street Village goals, we used a tool called the Self-Reliance Achievement Scale (SRAS). Wilder Research developed an earlier version of this tool to track the progress of low-income people and their families served by Community Action Agencies in Minnesota on a range of domains that are closely related to economic stability. The tool consists of a set of scales – or measures – that capture the participants' level of self-reliance in each domain.¹

Each scale consists of two to seven levels of self-reliance. The levels are designed to be concrete and observable. In most cases, the scales are ordered from lower to higher levels of self-reliance. For example, the "hours of employment" levels are: working less

¹ For example, see: Wilder Research, *The Self-Reliance Achievement Scale (SRAS): Results of all Community Action Agencies in Minnesota: July 1, 2006 to June 30, 2007*, March 2008.

than 15 hours per week, working 15 to 19 hours per week, working 20 to 24 hours per week, and so on. Typically, the SRAS form is completed by a case manager who performs an assessment at intake and exit, as well as at regular intervals throughout the participants' involvement in the program or stay in the supportive housing community.

The SRAS used by Community Action Agencies in Minnesota was modified for use with families living at Jackson Street Village. It includes several additional scales measuring the outcomes of site-specific resources. It also measures resident progress as it relates to the goals of Jackson Street Village.

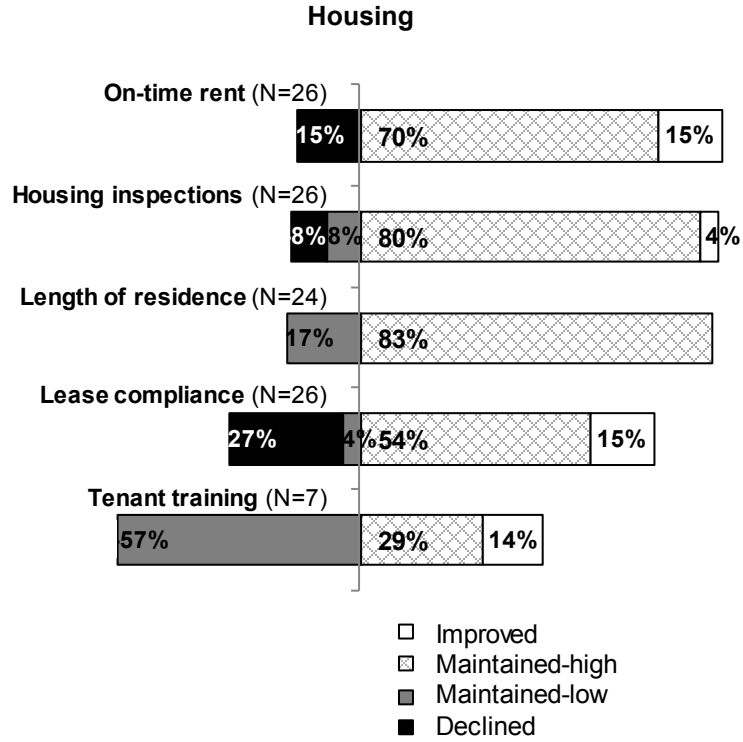
The SRAS tool used at Jackson Street Village includes 29 scales grouped into three domains: housing stability, socioeconomic stability, and family stability. Staff record residents' sufficiency level on each of the stability scales and note whether residents have obtained a set of community credentials that are closely linked to self-reliance. (The Jackson Street Village rating form is included in the Appendix.)

We have grouped residents into four categories for each scale:

- **Improved.** Residents categorized as “improved” on a particular domain were rated as having higher self-reliance in this area at their last assessment compared to their first assessment. An increase of any increment in self-reliance at the last assessment is considered “improved.”
- **Maintained-High.** Residents given an assessment of “maintained-high” were already functioning at a high level of self-reliance on that particular scale at their first assessment and have stayed within the high self-reliance range from their first to their last assessment.
- **Maintained-Low.** Residents given an assessment of “maintained-low” were rated as having low self-reliance on that particular scale at their first assessment and did not show significant improvement from their first assessment to their last assessment.
- **Declined.** Residents categorized as “declined” on a particular domain were rated as having lower self-reliance in this area at their last assessment compared to their first assessment during the reporting period. A decrease of any increment in self-reliance at the last assessment is considered “declined.”

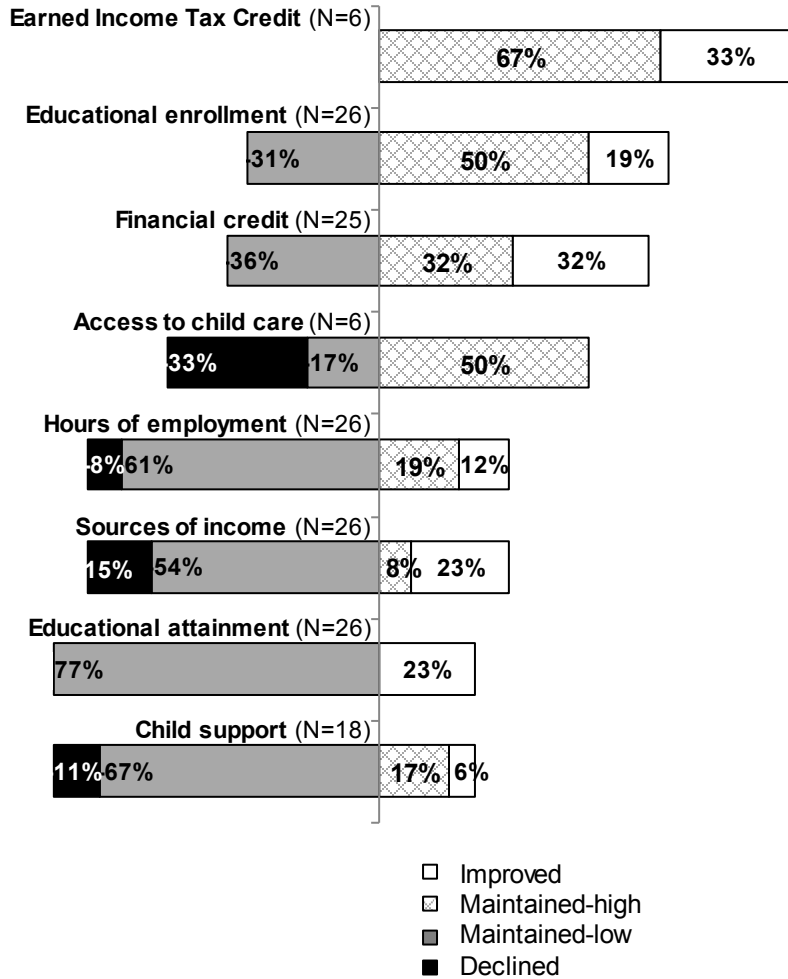
In general, positive outcomes are those that we have categorized as “maintained-high” and “improved,” and negative outcomes are those that we have categorized as “maintained-low” and “declined.” The distribution of residents by outcomes on each of the stability scales is shown below (Figure 2).

4. Change in self-reliance from first to last assessment



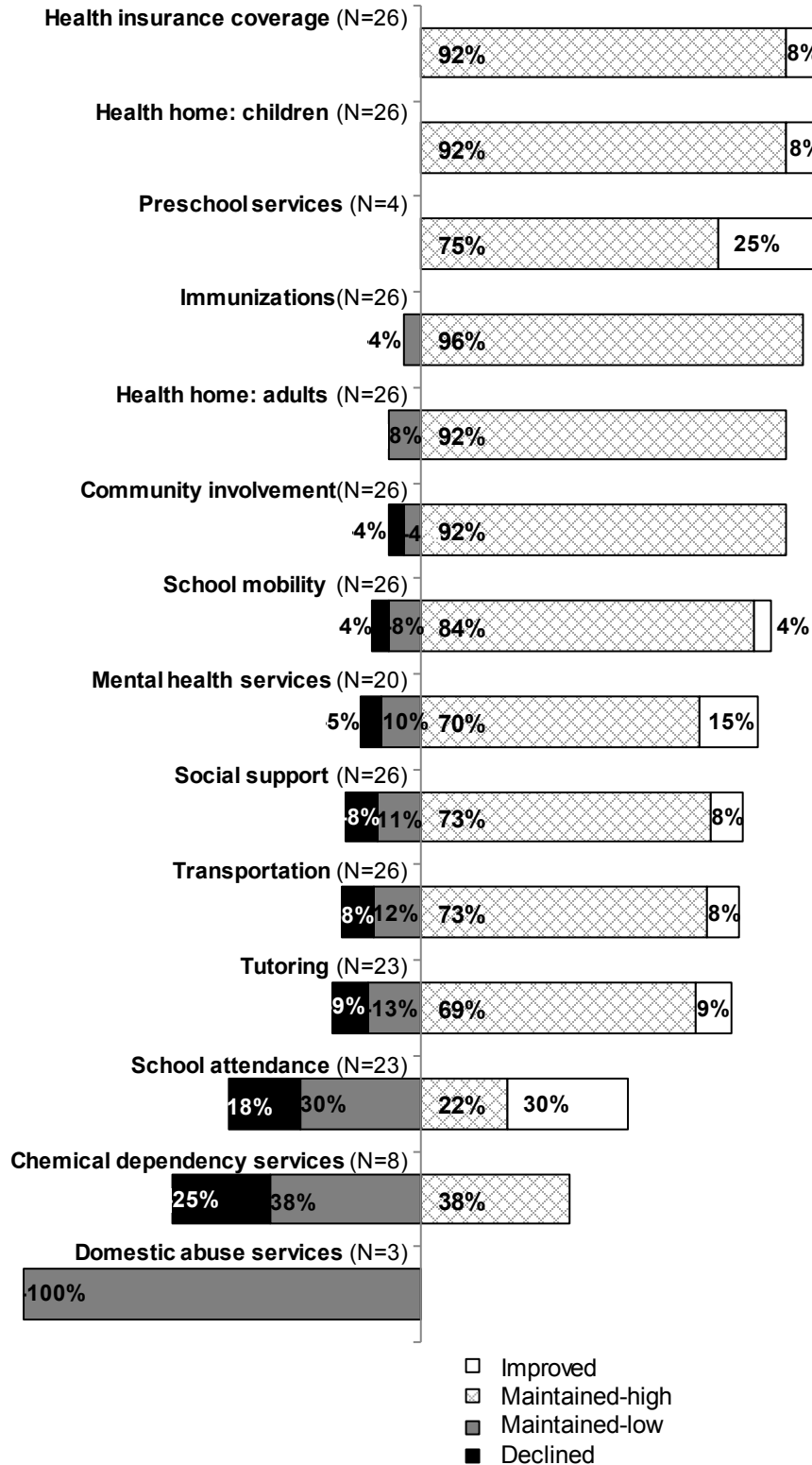
4. Change in self-reliance from first to last assessment (continued)

Socioeconomic



4. Change in self-reliance from first to last assessment (continued)

Family



Data collected at Jackson Street Village

Assessments were recorded for the 27 resident heads-of-household who lived at Jackson Street Village at any time between June 1, 2006 and June 30, 2008. Data were first collected by staff in June 2006 for residents already living at Jackson Street Village. Follow-up assessments for these residents occurred every three months after the initial assessment. For those residents who moved to Jackson Street Village during the rating period, staff completed the first assessment at intake and every three months thereafter.

The number of assessments for each resident during this assessment period ranges from one to five. One resident head-of-household was too new to Jackson Street Village to have had a second rating by the end of June 2008, and we are therefore unable to report any self-reliance gains for this resident during this assessment period.

While it would be ideal to assess resident self sufficiency at the time of initial contact with the case manager, this was not possible because the majority of the residents (22) were already living at Jackson Street Village when the study began. Although it is possible that most of their self sufficiency gains reported in this study actually occurred in the first year of residence, we are unable to test for this due to the small number of residents who moved to Jackson Street Village during the assessment period.

After a brief discussion of resident characteristics, the remainder of the report presents the detailed results of the assessments collected between June 1, 2006 and June 30, 2008.

Resident characteristics

Of the 27 heads-of-household living at Jackson Street Village during the assessment period:

- All were women.
- All were single parents.
- 81 percent were Black, 15 percent were White, and 4 percent were Asian.
- 5 percent were of Hispanic origin.
- The average age was 34.

To assess the prevalence of mental health, chemical dependency, and domestic violence – three issues that often jeopardize family stability – staff identified families struggling with these issues. The following numbers include both residents receiving services at the time they moved into Jackson Street Village and those for whom services were recommended by Jackson Street Village staff:

- Mental health – 85 percent of residents

- Chemical dependency – 35 percent of residents
- Domestic violence – 15 percent of residents

Housing stability scales

Jackson Street Village is first and foremost a supportive housing community for formerly homeless families that is designed to increase housing stability. The housing stability scales, particularly the length of residence measure, are therefore key indicators of the development’s ability to meet its primary goals. Thus, a 31-month average length of residence for all residents, including a 37-month average length of residence for residents who exited in the 2008 fiscal year, is a strong outcome. Additionally, the scores on the scales related to housing inspections, lease compliance, tenant training, and especially on-time rent payment, were stronger this year than was the case in last year’s report.

Length of residence

The “length of residence” scale relates to the length of time that residents had lived at Jackson Street Village as of June 30, 2008 (the end of the assessment period). Of the 24 residents who lived at Jackson Street Village during the assessment period and for whom we have at least one year of information (i.e., the resident moved in prior to June 30, 2007), 83 percent lived at Jackson Street Village for 365 days or longer. The length of residence scale is shown below in Figure 6.

5. Levels of self-reliance in housing stability as of June 30, 2008

	Number	Percent
Lower levels of self-reliance		
Lived at Jackson Street Village less than 365 days	4	17%
Higher levels of self-reliance		
Lived at Jackson Street Village 365 to 729 days	12	50%
Lived at Jackson Street Village 730 days or more	8	33%
Total	24	

As of June 30, 2008, the average length of residence for all the residents at Jackson Street Village was 31 months (956 days). The average was 35 months (1,063 days) for those who had moved in prior to June 30, 2007. Thirteen resident heads-of-household moved out of Jackson Street Village during the assessment period.² For those residents, the average length of residence at Jackson Street Village was 33 months (1,005 days).

² During the 2008 fiscal year, the city of St. Paul opened its Section 8 waiting list. Ten Jackson Street Village residents received Section 8 vouchers, contributing to the high turnover among residents in 2008.

6. Length of residence as of June 30, 2008

	All residents*	Residents who moved in prior to 7/1/2007	Residents who moved out of JSV between 7/1/2007 and 6/30/2008
Average (days)	956	1,063	1,005
Range (days)	152 to 2,036	152 to 2,036	152 to 2,036
Number of resident heads-of-household	34	27	13

* The statistics presented for "All residents" includes information for all residents living at JSV during the 2008 fiscal year, including those that moved in after June 30, 2007 and those who moved out between July 1, 2007 and June 30, 2008.

Housing inspections

The "housing inspections" scale relates to the number of housing inspections that the household passed in the last six months. First and last assessments of resident self-reliance on this scale are shown below.³

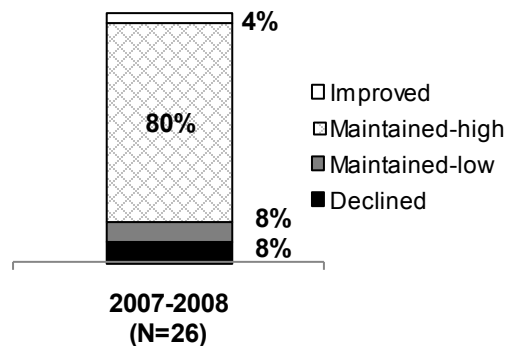
7. Levels of self-reliance in housing inspections

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Failed two or more inspections	0	0%	0	0%
Failed one inspection	3	11%	4	15%
Higher levels of self-reliance				
Passed all inspections	23	89%	22	85%
Total	26		26	

There are first and last assessments at least six months apart for 26 residents. Four percent improved their self-reliance on this scale, and 80 percent maintained a high level of self-reliance from the first to the last assessment (Figure 8). Eight percent maintained a low level of self-reliance, and 8 percent declined from the first to the last assessment (Figure 8).

³ Jackson Street Village staff indicated that they had some difficulty knowing how to properly code this scale, since it refers to the prior six months, rather than to the three months preceding the quarterly assessment. For this scale, we report changes only for those residents who have at least six months between assessments. Future assessment periods will use a modified rating form that refers to the time since the last assessment.

8. Change in housing inspections from first to last assessment



On-time rent payment

Jackson Street Village is a project-based Section 8 permanent housing site where residents pay 30 percent of their incomes toward rent. The “on-time rent payment” scale relates to the number of times that the household paid rent on time in the last six months. First and last assessments of resident self-reliance on this scale are shown below.⁴

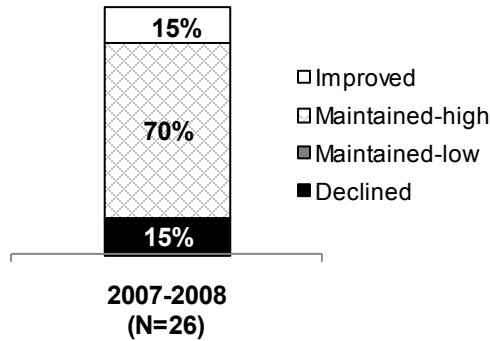
9. Levels of self-reliance in on-time rent payment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Rent late two or more times in the last 6 months	2	8%	0	0%
Rent late one time in the last 6 months	2	8%	4	15%
Higher levels of self-reliance				
Rent never late in the last 6 months	22	84%	22	85%
Total	26		26	

There are first and last assessments at least six months apart for 26 residents on this scale. Fifteen percent improved their self-reliance on this scale, and 70 percent maintained a high level of self-reliance from the first to the last assessment. No clients maintained a low level of self-reliance and 15 percent declined from the first to the last assessment (Figure 10). Results on this scale are notably stronger this year than last year, with 85 percent either “maintaining high” or improving, compared with 68 percent last year.

⁴ Jackson Street Village staff indicated that it had some difficulty knowing how to properly code this scale, since it refers to the prior six months, rather than to the three months preceding the rating. For this scale, we report changes only for those residents who have at least six months between assessments. Future assessment periods will use a modified rating form that refers to the time since the last assessment.

10. Change in on-time rent payment from first to last assessment



Lease compliance

The “lease compliance” scale relates to the number of times that the household violated the lease agreement in the last six months. Some lease infractions include: nonpayment of rent; nonpayment of utilities; and disturbing or harassing other residents. (A list of lease infractions is included in the Appendix.) Because nonpayment of rent is one of the more common lease infractions, the “on-time rent payment” scale and this scale are closely related. First and last assessments of resident self-reliance on the “lease compliance” scale are shown below in Figure 11.⁵

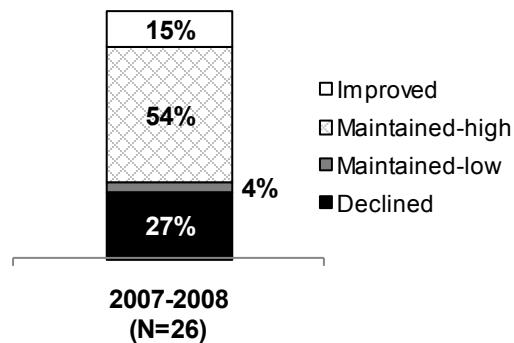
11. Levels of self-reliance in lease compliance

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Household violated lease two or more times in the last 6 months	3	12%	3	12%
Household violated lease one time in the last 6 months	3	12%	5	19%
Higher levels of self-reliance				
Household never violated lease in the last 6 months	20	77%	18	69%
Total	26		26	

⁵ Jackson Street Village staff indicated that it had some difficulty knowing how to properly code this scale, since it refers to the prior six months, rather than to the three months preceding the rating. For this scale, we report changes only for those residents who have at least six months between assessments. Future assessment periods will use a modified rating form that refers to the time since the last assessment.

There are first and last assessments at least six months apart for 26 residents on this scale. Fifteen percent improved their self-reliance on this scale, and 54 percent maintained a high level of self-reliance from the first to the last assessment. Four percent maintained a low level of self-reliance, and 27 percent declined from the first to the last assessment (Figure 12). Like the closely related on-time rent payment scale, this scale showed stronger results in fiscal year 2008 than was the case in fiscal year 2007.

12. Change in lease compliance from first to last rating



Tenant training

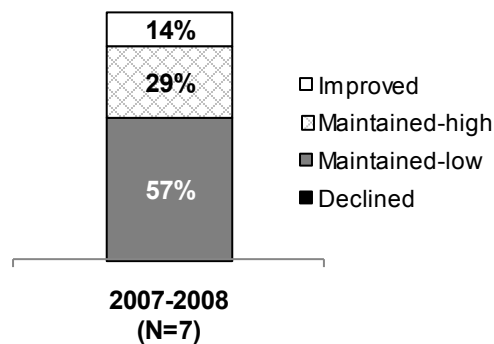
The “tenant training” scale relates to whether the resident head-of-household had attended recommended tenant training classes. An outside vendor provided tenant-training classes during the first half of the assessment period. Attending recommended classes was voluntary; however, the Property Manager can mandate residents to attend after a violation of the lease agreement. First and last assessments of resident self-reliance on this scale are shown below for those residents for whom tenant training classes were recommended.

13. Levels of self-reliance in tenant training

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Tenant training classes recommended but not attended	6	55%	4	57%
Higher levels of self-reliance				
Tenant training classes completed	5	45%	3	43%
Total	11		7	

We have first and last assessments for seven residents for whom tenant-training classes were recommended. Of those, 14 percent improved their self-reliance on this scale. Twenty-nine percent maintained a high level of self-reliance; they had completed tenant-training classes by their first assessment. Fifty-seven percent maintained a low level of self-reliance; tenant training was recommended by the first assessment, but not yet completed by the last assessment (Figure 14). Results on this scale likely would have been stronger if program staff had been able to secure an on-site training class for residents in February-June of the data collection period.

14. Change in tenant training from first to last assessment



Socioeconomic stability scales

In general, Jackson Street Village residents appear to have achieved fairly high levels of self-sufficiency in the socioeconomic domain. The results for this reporting period are not as strong as they were in the previous reporting period, with slightly better results for financial credit and income source scales, but somewhat worse results on others, notably child support and access to child care.

Within the socioeconomic domain, residents appear to be most successful in obtaining the Earned Income Tax Credit and accessing child care, and less successful in improving their credit ratings or current level of education.

Hours of employment

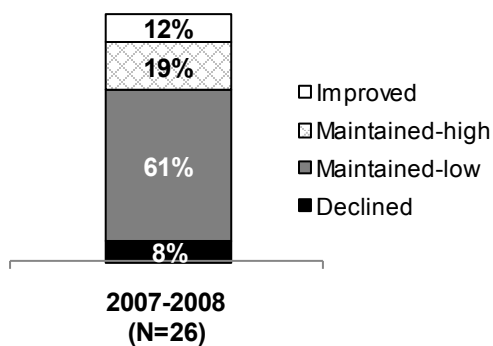
The “hours of employment” scale relates to whether or not residents are working and how many hours they are working per week. First and last assessments of resident self-reliance on this scale are shown below.

15. Levels of self-reliance in hours of employment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Unemployed	19	73%	17	65%
Higher levels of self-reliance				
Working 15 to 19 hours per week	0	0%	0	0%
Working 20 to 24 hours per week	1	4%	4	15%
Working 25 to 29 hours per week	2	8%	1	4%
Working 30 to 34 hours per week	1	4%	0	0%
Working 35 to 40 hours per week	3	11%	1	4%
Working more than 40 hours per week	0	0%	3	12%
Total	26		26	

First and last assessments of resident self-reliance are available for 26 resident heads-of-household on this scale. Twelve percent of the residents improved their self-reliance on this scale, and 19 percent maintained a high level of self-reliance from the first to the last assessment. Sixty-one percent maintained a low level of self-reliance, and 8 percent declined from the first to the last assessment (Figure 16).

16. Change in hours of employment from first to last assessment



Hourly wage

At the first assessment, there were six employed residents for whom we have wage data. Their average wage was \$10.00 per hour, with a range from \$7.00 per hour to \$13.00 per hour.

At the last assessment, there were eight employed residents for whom we have wage data. Their incomes ranged from \$9.00 to \$13.00 per hour. Their average wage increased to \$10.75 per hour. This \$0.75 per hour average increase was not experienced by all residents, and instead reflects a single resident's substantial wage increase between the first and last assessment.

Jackson Street Village staff report that the two residents who began employment during the year and ended public assistance use did so after reaching their 60-month lifetime limit of Minnesota Family Investment Program (MFIP).

Income sources

The "income sources" scale relates to the proportion of public cash benefits and earned income that make up residents' sources of household income. Public cash benefits may be from the Minnesota Family Investment Plan (MFIP), General Assistance (GA), and Supplemental Security Income (SSI). Earned income may include income from employment, Social Security Disability Insurance (SSDI), Veterans' benefits, retirement benefits, and Social Security. First and last assessments of resident self-reliance on this scale are shown below.

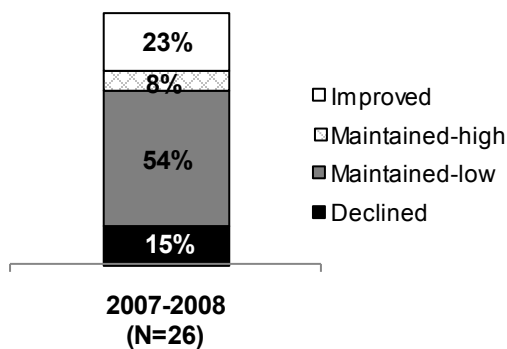
17. Levels of self-reliance of income sources

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No household income	1	4%	1	4%
Public cash benefits; no earned income for any household member	17	66%	16	61%
More than half public cash benefits with some earned income	1	4%	1	4%
Higher levels of self-reliance				
More than half earned income with some public cash benefits	4	15%	3	11%
Earned income; no public cash benefits for any household member	3	12%	5	20%
Total	26		26	

First and last assessments of resident self-reliance were available for 26 residents on this scale. Twenty-three percent of the residents improved their self-reliance and 8 percent maintained a high level of self-reliance from the first to the last assessment.

The six residents who improved on this scale include the two residents who lost MFIP due to the program’s 60-month time limit. These two residents subsequently found employment, earning \$10.00 per hour and \$13.50 per hour, respectively. Fifty-four percent maintained a low level of self-reliance, and 15 percent declined from the first to the last assessment (Figure 18). Jackson Street Village staff report that in addition to the barriers to employment that are related to education and training, residents fear that increasing their income through employment would make them ineligible for some public benefits, such as subsidized child care and health insurance. This perceived disincentive serves as a barrier to the efforts of Jackson Street Village staff to connect residents with jobs.

18. Change in sources of income from first to last assessment



Child support

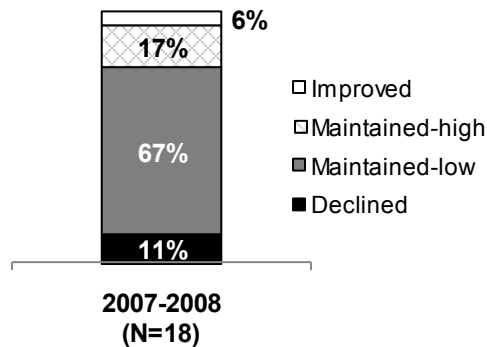
The “child support” scale relates to whether the resident is eligible for child support benefits and what proportion of their benefits they currently receive. First and last assessments of resident self-reliance on this scale are shown below.

19. Levels of self-reliance in child support

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Eligible; receives no income benefit	9	45%	14	64%
Higher levels of self-reliance				
Eligible; receives partial benefit	8	40%	4	18%
Eligible; receives full benefit	3	15%	4	18%
Total	20		22	

Of the 18 residents who were eligible for child support and had at least two ratings for this scale, 17 percent were receiving the benefit at both their first and last assessments. One resident (6%) improved their self-reliance by receiving the benefit. Sixty-seven percent were eligible, but were not receiving the child support benefit at the time of their first and last assessments. Eleven percent of the residents were eligible but stopped receiving the benefit (Figure 20).

20. Change in child support from first to last assessment*



* Figure sums to 101% due to rounding.

Earned Income Tax Credit

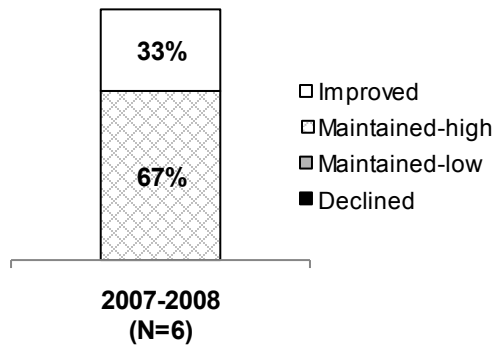
The “Earned Income Tax Credit” scale relates to whether or not residents currently receive the Earned Income Tax Credit. First and last assessments of resident self-reliance on this scale are shown below.⁶

21. Levels of self-reliance in Earned Income Tax Credit

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Eligible; no income benefit	4	44%	1	11%
Higher levels of self-reliance				
Eligible; applied for benefit	0	0%	0	0%
Eligible; received or receiving benefit	5	56%	8	89%
Total	9		9	

Six residents were eligible to receive the Earned Income Tax Credit and had at least two assessments. Two of the three eligible residents (33%) of the residents improved their self-reliance on this scale, and four residents (67%) maintained a high level of self-reliance from the first to the last assessment (Figure 22).

22. Change in Earned Income Tax Credit from first to last assessment



⁶ Jackson Street Village staff indicated that it had some difficulty knowing how to properly code this scale, since some EITC recipients receive the credit once a year, and staff was asked to record it on a quarterly basis. Future assessment periods will use a modified rating form that clarifies this discrepancy.

Financial credit

The “financial credit” scale relates to residents’ credit assessments and level of established credit. First and last assessments of resident self-reliance on this scale are shown below.

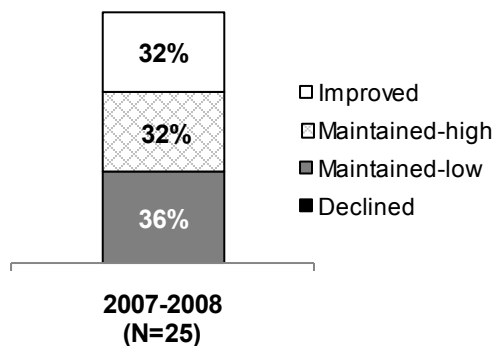
23. Levels of self-reliance in financial credit

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No credit	2	8%	1	4%
Poor credit	14	54%	8	31%
Higher levels of self-reliance				
Restoring or beginning to establish credit	7	27%	14	54%
Good or restored credit	2	8%	3	11%
Total	25*		26	

* One resident had missing data on their first assessment.

There are first and last assessments for 25 residents on this scale. Of those, 32 percent improved their self-reliance. Thirty-two percent maintained a high level of self-reliance while 36 percent maintained a low level of self-reliance (Figure 24). Improving scale scores related to credit for one-third of residents is a noteworthy achievement. No residents improved on this scale during the previous reporting period.

24. Change in financial credit from first to last rating



Access to child care

The “access to child care” scale relates to residents’ access to affordable child care. First and last assessments of resident self-reliance on this scale are shown below.

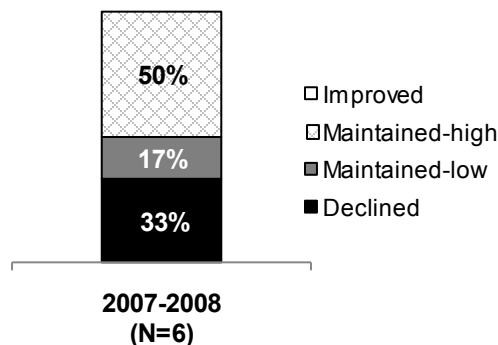
25. Levels of self-reliance in access to child care

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Child care not available	2	25%	2	29%
Child care available; inadequate to meet need	1	13%	1	14%
Higher levels of self-reliance				
Child care available; adequate with subsidy	5	62%	4	57%
Child care available; adequate without subsidy	0	0%	0	0%
Total	8		7	

* One resident had missing data on their last assessment.

There are first and last assessments for six residents on this scale. Three residents (50%) maintained a high level of self-reliance from the first to the last assessment by maintaining adequate child care. One resident maintained a low level of self-reliance on this scale. Two residents declined in their self-reliance during this assessment period (Figure 26). Jackson Street Village staff report that the results of this scale are low due to two factors: some residents who are unemployed do not need childcare, other residents receiving MFIP are not currently eligible for subsidized childcare because they are not actively seeking employment.

26. Change in access to child care from first to last assessment



Educational attainment

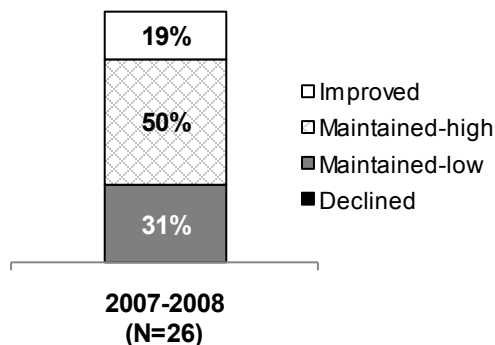
The “educational attainment” scale relates to the highest level of education that the resident has attended and completed. First and last assessments of resident self-reliance on this scale are shown below.

27. Levels of self-reliance in education level

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No formal education	0	0%	0	0%
Eighth grade or less; no GED	3	12%	3	11%
Ninth to twelfth grade; no diploma or GED	7	27%	5	19%
Higher levels of self-reliance				
High School diploma or GED completed	11	42%	9	35%
Some College or technical school attended	5	19%	9	35%
College or technical school degree completed	0	0%	0	0%
Total	26		26	

First and last assessments of resident self-reliance are available for 26 residents on this scale. Nineteen percent of residents improved their self-reliance between the first and last assessment while 50 percent of residents maintained a high level of self-reliance. Thirty-one percent of residents maintained a low level of self-reliance on this scale (Figure 28).

28. Change in educational attainment from first to last assessment



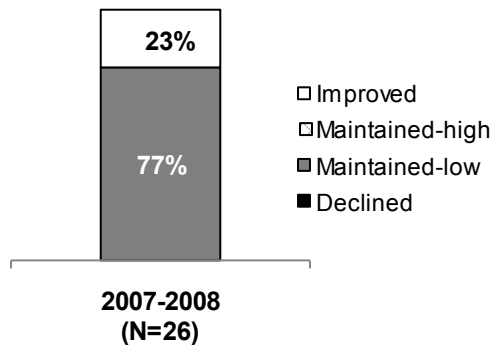
Current educational enrollment

29. Levels of self-reliance in current educational enrollment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Currently not enrolled	25	96%	19	73%
Higher levels of self-reliance				
Currently enrolled in a short term training program	0	0%	2	8%
Completed short term training program within the last 6 months	0	0%	0	0%
Currently enrolled in GED or high school courses	0	0%	2	8%
Completed GED or high school diploma within the last 6 months	0	0%	0	0%
Currently enrolled in college	1	4%	3	11%
Completed college (2- or 4-year degree) within the last 6 months	0	0%	0	0%
Total	26		26	

Of the 26 residents for whom we have two assessments on this scale, 23 percent of residents improved between the first and last assessments by enrolling in, and in one case completing, a GED or college program. The remaining 77 residents maintained a low level of self-reliance on this scale (Figure 30). Only one resident had improved on this scale in the previous report period. In comparison, six residents made improvements during the fiscal year 2008.

30. Change in current educational enrollment from first to last rating



Family stability scales

The family stability domain includes more scales than either of the two previous domains, and includes the highest scoring measures. During the assessment period, residents were able to maintain high levels of sufficiency on a variety of measures related to community involvement, social support, health care, and children’s education. Within this domain, gains in self-reliance for residents who have been victims of domestic violence proved to be most challenging of all the family stability scales, due to difficulties in connecting residents with services.

Social support

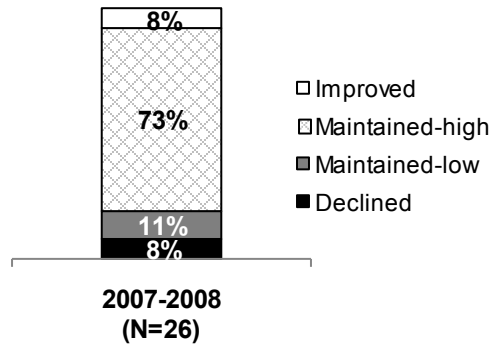
The “social support” scale relates to the amount of social support residents receive from family and friends. First and last assessments of resident self-reliance on this scale are shown below.

31. Levels of self-reliance in social support

	First rating		Last rating	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No relatives or friends that provide social support	1	4%	0	0%
One or two relatives or friends that provide social support	4	15%	6	23%
Higher levels of self-reliance				
Three or more relatives or friends that provide social support	21	81%	20	77%
Total	26		26	

First and last assessments of resident self-reliance are available for 26 residents on this scale. Eight percent of residents improved their self-reliance from the first to the last assessment. Seventy-three percent maintained a high level of self-reliance. Eleven percent maintained a low level of self-reliance, and 8 percent declined (Figure 32).

32. Change in social support from first to last assessment



Community involvement

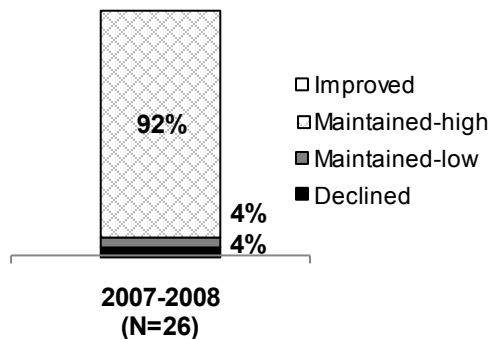
The “community involvement” scale relates to the number of times in the last six months that household members have attended community events at Jackson Street Village. First and last assessments of resident self-reliance on this scale are shown below.

33. Levels of self-reliance in community involvement

	First rating		Last rating	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Household members have not participated in any community events in the last 6 months	1	4%	2	3%
Higher levels of self-reliance				
Household members have participated in one or more community events in the last 6 months	25	96%	24	97%
Total	26		26	

There are first and last assessments at least six months apart for 26 residents on this scale. Twenty-four residents maintained a high level of self-reliance from the first to the last assessment, one household maintained a low level of self-reliance on this scale, and one household declined (Figure 34).

34. Change in community involvement from first to last rating



Transportation

The “transportation” scale relates to the adequacy of residents’ transportation to meet daily living needs. First and last assessments of resident self-reliance on this scale are shown below.

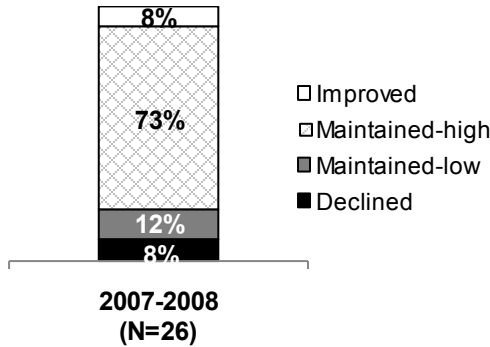
35. Levels of self-reliance in transportation at last assessment

	First rating		Last rating	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Transportation not adequate to meet daily needs	2	8%	3	12%
Transportation adequate to meet some but not all daily needs	5	19%	2	7%
Higher levels of self-reliance				
Transportation adequate to meet daily needs	19	73%	21	81%
Total	26		26	

First and last assessments of resident self-reliance are available for 26 residents on this scale. Eight percent of residents improved their level of self-reliance from the first to last assessment, and 73 percent of the residents maintained a high level of self-reliance.

Twelve percent maintained a low level of self-reliance on this scale while 8 percent declined (Figure 36).

36. Change in transportation from first to last assessment*



* Figure sums to 101% due to rounding.

The SRAS form used at Jackson Street Village includes an item that tracks information about the type of transportation that residents use. This scale relates to whether the household relies primarily on public transportation, a mix of both public and private, or solely on private transportation. Between the first and last assessment, five residents obtained a vehicle and switched public transportation to mostly or exclusively private transportation. Since it is unclear how transportation type is associated with self-reliance, we have not included a figure showing change in residents’ transportation type from the first to the last assessment.

37. Type of transportation

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Only public transportation used (family does not own a vehicle)	7	27%	4	15%
Mix of public & private transportation used (family does not own a vehicle)	7	27%	7	27%
Mix of public and private transportation used (family owns a vehicle)	1	4%	1	4%
Only private transportation used (family owns a vehicle)	11	42%	14	54%
Total	26		26	

Health insurance coverage (adults and children)

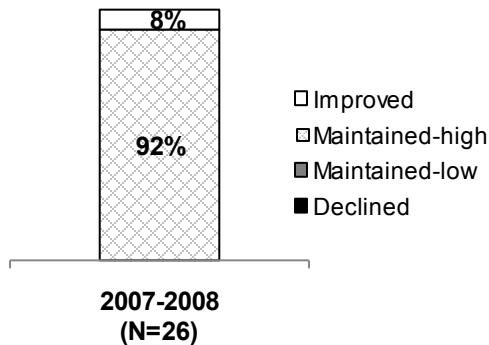
The “health insurance coverage” scale relates to the type (public vs. private) and amount of health insurance coverage currently provided to resident household members. Public insurance may include Medicaid, Medical Assistance, MinnesotaCare, or Medicare. Ninety-two percent of the residents had health insurance coverage for all household members. First and last assessments of resident self-reliance on this scale are shown below.

38. Levels of self-reliance in household health insurance coverage

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No insurance for any household members	1	4%	0	0%
Some household members covered by public health insurance	1	4%	1	4%
Some household members covered by a combination of public and private health insurance	0	0%	0	0%
Some household members covered by private health insurance	0	0%	1	4%
Higher levels of self-reliance				
All household members covered by public health insurance	24	92%	24	92%
Mix of public and private health insurance for all household members	0	0%	0	0%
Private health insurance for all household members	0	0%	0	0%
Total	26		26	

First and last assessments of resident self-reliance are available for 26 resident households on this scale. Eight percent of the residents improved their self-reliance from the first to the last assessment. One resident obtained public insurance for household members with no coverage previously, and one resident obtained private insurance for part of the household. Ninety-two percent of the residents maintained a high level of self-reliance for this scale (Figure 39).

39. Change in health insurance coverage from first to last assessment



Health home (adults)

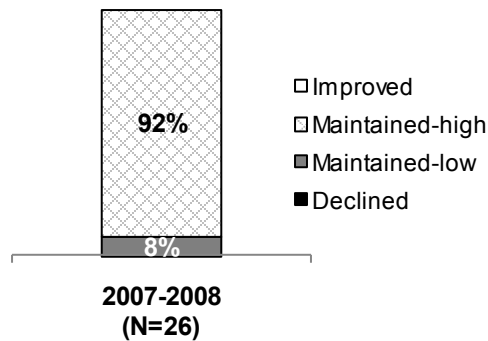
The “health home” indicator relates to whether the adults in the household have a regular doctor or clinic. Ninety-two percent of the residents reported having a health home at the time of the last assessment. First and last assessments of resident self-reliance are shown below.

40. Levels of self-reliance in adult’s health home

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
None of the adults in the household have a regular doctor or clinic	2	8%	2	8%
Some of the adults in the household have a regular doctor or clinic	0	0%	0	0%
Higher levels of self-reliance				
All of the adults in the household have a regular doctor or clinic	24	92%	24	92%
Total	26		26	

First and last assessments of resident self-reliance are available for 26 residents on this scale. Ninety-two percent of the residents maintained a high level of self-reliance from the first to the last assessment; all of the adults in those households had a regular doctor or clinic throughout the assessment period. Eight percent maintained a low level of self-reliance during the assessment period; none of the adults in those households had a health home at the first and last assessments (Figure 41).

41. Change in health home from first to last assessment



Mental health services (adults)

The “mental health services” indicator relates to whether the resident heads-of-household who require mental health services are receiving them or in the process of receiving them. The scale captures whether residents with mental health issues have completed an assessment, received a referral, or are receiving mental health services. Ninety percent of the resident who needed mental health services had completed assessments and received referrals at the last assessment. Of those, 95 percent were receiving services. First and last assessments of resident self-reliance on this scale are shown below (Figure 42).

42. Levels of self-reliance in mental health services

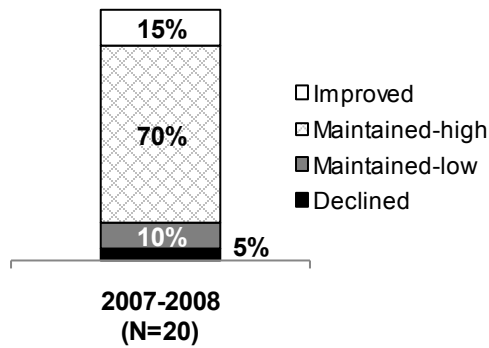
	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Mental health assessment recommended but not completed	3	14%	2	10%
Mental health assessment completed and referral made, but no services received	4	18%	1	5%
Higher levels of self-reliance				
Mental health services received	15	68%	18	85%
Total	22		21	

* One resident had missing data on their last assessment.

For this scale, there were 21 residents with a first and last assessment and for whom mental health services were recommended. Overall, Jackson Street Village appears to be doing a fairly good job of connecting residents with needed mental health services. Fifteen

percent of the residents improved their level of self-reliance from the first to the last assessment. Seventy percent maintained a high level of self-reliance. Ten percent maintained a low level of self-reliance from the first to the last assessment, and one resident (5%) declined (Figure 43).

43. Change in mental health services from first to last rating



Chemical dependency services (adults)

The “chemical dependency services” scale relates to whether the resident heads-of-household who need chemical dependency services have completed an assessment and are being provided with chemical health services by outside service providers. Thirty percent of residents with chemical dependency issues have received a referral and are receiving services for their dependency. First and last assessments of this indicator are shown below.

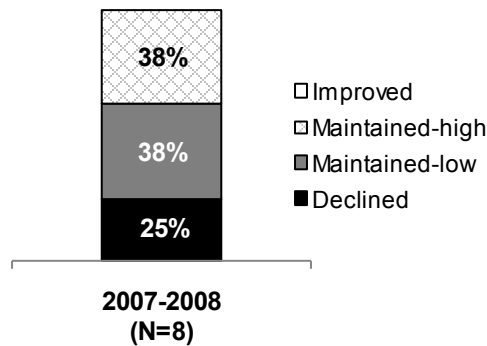
44. Levels of self-reliance in chemical dependency services

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Chemical dependency assessment recommended but not completed	3	33%	5	50%
Chemical dependency assessment completed and referral made, but no services yet received	0	0%	2	20%
Higher levels of self-reliance				
Chemical dependency services being provided	6	67%	3	30%
Total	9*		10	

* One resident had missing data on their first assessment.

First and last assessments were available for 8 residents for whom chemical dependency services were recommended. Three residents (38%) of the residents maintained a high level of self-reliance from the first to the last assessment; they were receiving chemical dependency services throughout the assessment period. Three residents (38%) maintained a low level of self-reliance from the first to the last assessment and two residents (25%) declined on this scale by dropping out of treatment (Figure 45).

45. Change in chemical dependency services from first to last rating



Domestic abuse services (adults)

The “domestic abuse services” indicator relates to whether the resident heads-of-household who have domestic abuse issues present in the family have addressed the issues, received a referral, and are receiving domestic abuse services. Residents receive a referral for domestic abuse services if a need is identified by Jackson Street Village staff. Referrals do not necessarily occur at the beginning of a resident’s tenancy but whenever the need is identified by the staff. First and last assessments of this scale are shown below.

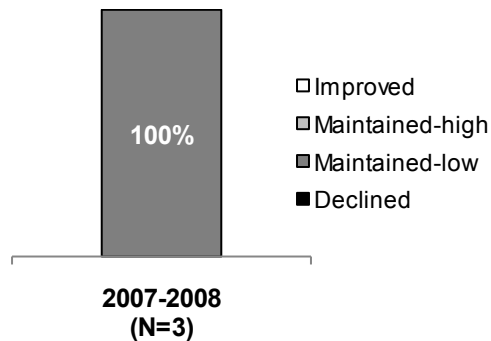
46. Levels of self-reliance in domestic abuse at last assessment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Domestic abuse issues present in family, but issues not currently addressed	3	60%	3	60%
Domestic abuse issues present in family and referral made for supportive services, but no services received	1	20%	1	20%
Higher levels of self-reliance				
Domestic abuse issues present in family and services being provided	0	20%	1	20%
Total	4		5	

* One resident had missing data on their first assessment.

For this scale, there were three residents with a first and last assessment for whom domestic abuse services were recommended. All of the residents maintained a low level of self-reliance on this scale; they had not received services by the time of their last rating (Figure 47). This was the same result as the previous report period.

47. Change in domestic abuse services from first to last rating



Health home (children)

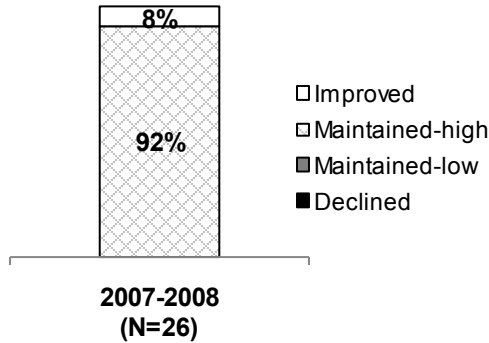
The “children’s health home” scale relates to whether the children in the household have a regular doctor or clinic. Ninety-six percent of the households included children who all have a health home at the time of the last assessment. First and last assessments of resident self-reliance on this scale are shown below.

48. Levels of self-reliance in children’s health home

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
None of the children in the household have a regular doctor or clinic	1	4%	0	0%
Some of the children in the household have a regular doctor or clinic	1	4%	1	4%
Higher levels of self-reliance				
All of the children in the household have a regular doctor or clinic	24	92%	25	96%
Total	26		26	

First and last assessments of resident self-reliance are available for 26 residents on this scale. Eight percent of the residents improved their self-reliance on this scale by obtaining a regular doctor or clinic for some of the children in the household. Ninety-two percent of the residents maintained a high level of self-reliance on this scale; all of the children in these households had a regular doctor or clinic (Figure 49).

49. Change in children’s health home from first to last rating



Immunizations (children)

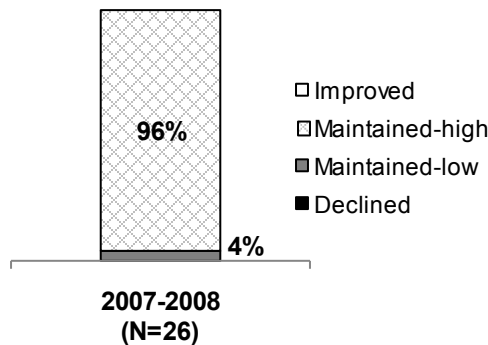
The “children’s immunizations” scale relates to whether the age-appropriate immunizations for children in the household are up-to-date. Ninety-six percent of residents had children who had all been immunized as recommended. One resident did not have up-to-date immunizations for any children in the household. First and last assessments of resident self-reliance on this scale are shown below.

50. Levels of self-reliance in children’s immunizations

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Immunizations are not up-to-date for any of the children in the household	1	4%	1	4%
Immunizations are up-to-date for some but not all of the children in the household	0	0%	0	0%
Higher levels of self-reliance				
Immunizations are up-to-date for all of the children in the household	25	96%	25	96%
Total	26		26	

First and last assessments of resident self-reliance are available for 26 residents on this scale. Twenty-five of the residents maintained a high level of self reliance on this scale; all of the children in these households had been immunized as recommended at the first and last assessment. The remaining resident maintained a low level of self reliance; none of the children in this household had up-to-date immunizations at the first or the last assessment (Figure 51).

51. Change in immunizations from first to last assessment



Tutoring (children)

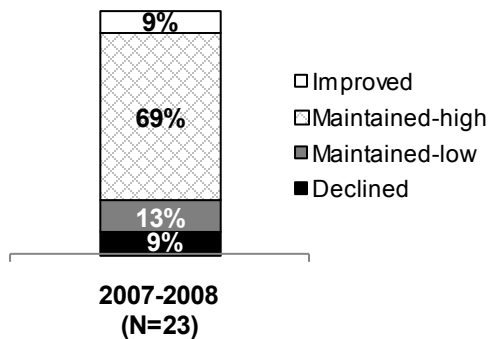
The “tutoring” indicator relates to the number of times in the last six months that school-age children have participated in Jackson Street Village tutoring. Seventy-four percent of the households with school-age children had children who had participated in tutoring in the last six months at the time of the last assessment. First and last assessments of resident self-reliance on this scale are shown below.

52. Levels of self-reliance in tutoring

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
School-age children have not participated in Jackson Street Village tutoring during the last 6 months	3	13%	3	13%
School-age children have participated in Jackson Street Village tutoring four or fewer days during the last 6 months	3	13%	2	9%
Higher levels of self-reliance				
School-age children have participated in Jackson Street Village tutoring five or more days during the last 6 months	17	74%	18	78%
Total	23		23	

There are first and last assessments at least six months apart for 23 residents on this scale. Nine percent of the residents improved their self-reliance on this scale; school-age children in these households increased the number of times that they participated in tutoring from the first to the last assessment. Sixty-nine percent maintained a high level of self-reliance from the first to the last assessment; school-age children in these households participating in tutoring five or more days over the last six months at their first and last rating. Thirteen percent of the residents maintained a low level of self-reliance on this scale; school-age children in these households participated in fewer than five days in the last six months at the first and last assessments. Nine percent of the residents declined their self-reliance on this scale (Figure 53).

53. Change in tutoring from first to last assessment



Enrollment in preschool (children)

The “enrollment in preschool” scale relates to whether the children in the household who are eligible for preschool are enrolled. Only six households had preschool-age children. First and last assessments of resident self-reliance on this scale are shown below.

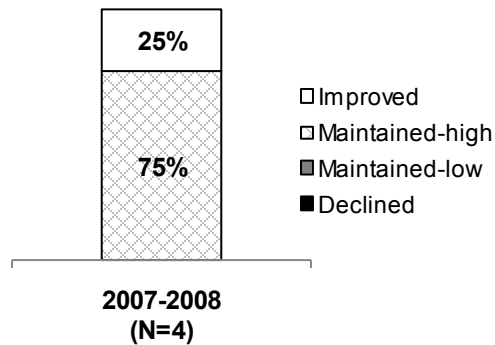
54. Levels of self-reliance in preschool enrollment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
None of the eligible children in the household are enrolled in preschool	0	0%	0	0%
Some but not all of the eligible children in the household are enrolled in preschool	1	20%	0	0%
Higher levels of self-reliance				
All of the eligible children in the household are enrolled in preschool	4	80%	6	100%
Total	5		6	

* One resident had missing data on their first assessment.

First and last assessments of resident self-reliance are available for four residents on this scale. One household improved their self-reliance on this scale by enrolling children in the household in preschool. Three households maintained a high level of self-reliance on this scale; all of the children in these households who were eligible to enroll in preschool were enrolled (Figure 55).

55. Change in enrollment in preschool from first to last assessment



School attendance (children)

The “school attendance” scale relates to the number of days of school that were missed by school-age children in the household during the last month. Sixty-three percent of households with school-age children included children that had missed fewer than three days of school during the last month at the last assessment. First and last assessments of resident self-reliance on this scale are shown below.

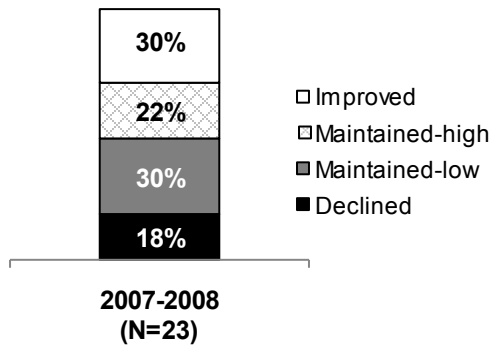
56. Levels of self-reliance in school attendance

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Three or more days missed days during the last month	6	23%	5	19%
Higher levels of self-reliance				
One or two days missed during the last month	9	35%	10	39%
No days missed during the last month	9	35%	10	39%
Total	24		25	

* One resident had missing data on their first assessment.

First and last assessments of resident self-reliance are available for 23 residents on this scale. Thirty percent of the residents improved from the first to the last assessment; children in these households missed fewer days of school in the month preceding the last assessment, than they did during the month preceding the first assessment. Twenty-two percent of the residents maintained a high level of self-reliance on this scale; the children in these households missed fewer than three days of school in the month preceding the first and last assessment. Thirty percent of the residents maintained a low level of self-reliance on this scale, and 18 percent of the households declined from the first to the last assessment (Figure 57).

57. Change in school attendance from first to last assessment



School mobility (children)

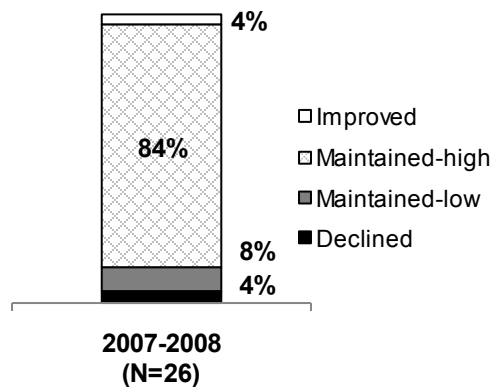
The “school mobility” scale relates to the number of schools the children in the household attended during the entire previous school year. First and last assessments of resident self-reliance on this scale are shown below.

58. Levels of self-reliance in school mobility

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Three or more schools for entire previous school year	0	0%	0	0%
Two schools for entire previous school year	3	12%	3	12%
Higher levels of self-reliance				
One school for entire previous school year	23	88%	23	88%
Total	26		26	

First and last assessments of resident self-reliance are available for 26 residents on this scale. One resident (4%) improved their self-reliance on this scale; the children in this household experienced less mobility in the year preceding the last assessment than they had in the year preceding the first assessment. Eighty-four percent of the residents maintained a high level of self-reliance on this scale; the children in these households remained in one school for the entire school year preceding the first and last assessments. Eight percent maintained a low level of self-reliance on this scale, while 4 percent of the residents declined (Figure 59).

59. Change in school mobility from first to last assessment

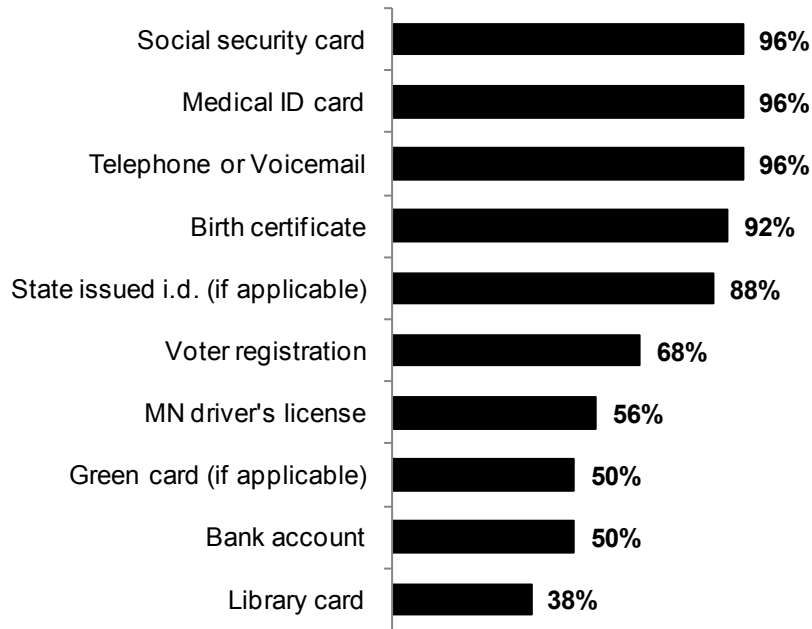


Community credentials

The “community credentials” scale relates to whether or not residents have certain governmental, financial, corporate, and organizational credentials that contribute to a higher level of self-reliance. At each assessment, staff record whether or not residents have a Social Security card, a Minnesota drivers license, a State-issued identification card (for residents without a Minnesota driver’s license), a voter registration card, a birth certificate, a medical identification card, telephone services or voicemail access, a library card, a bank account, and a Green Card (for residents who are not citizens of the United States).

At the last assessment, 96 percent of the residents had a Social Security card. Of the two residents who needed a Green Card, one resident had obtained one, and the vast majority of residents had a birth certificate, a medical identification card, and telephone service or access to voicemail at the last assessment (Figure 60).

60. Percent of residents that have community credential at last assessment



There was more improvement relating to community credentials from the first to the last assessment during the 2008 fiscal year than was seen in the 2007 fiscal year results. One resident obtained a drivers license, two residents registered to vote, one resident obtained a birth certificate, and four residents obtained library cards. The only decline in self-reliance was one resident's loss of access to a bank account.

Conclusion and ideas to consider

The self-reliance achievement scale used in this report shows that residents at Jackson Street Village, on average, have maintained a relatively high level of self-sufficiency in each of the three domains measured by the SRAS: housing stability, socioeconomic stability, and family stability. Residents scored highest on measures of the family stability scales. Child immunizations, family health insurance coverage, and health home for both adult and child residents show the largest percentage of residents maintaining a high level of self-reliance.

Most of the scales indicating lower percentages of residents achieving high self-reliance all relate to socioeconomic stability; educational enrollment, hours of employment, sources of income, and child support. The very lowest ratings relate to participation in chemical dependency and domestic abuse services for the relatively few residents who need them. Although these scales only apply to eight residents and three residents, respectively, these low ratings suggest that Wilder should do more to connect resident with the appropriate services. On the other hand, Wilder appears to be very successful in connecting the 20 residents in need of assistance with mental health services with those services.

It is important to note that the results reported here are only *suggestive of* positive outcomes associated with Jackson Street Village. To conclusively attribute the results of the self-reliance gains of the residents at Jackson Street Village to the programming available there would require a comparison group of similarly-situated people who were not a part of this supportive housing community. Further, there is no valid method to determine the extent to which the positive results at Jackson Street Village are a direct effect of living in this supportive housing community, and the extent to which they are a result of differences in location, timing and measurement. When compared to homeless families, however, the families at Jackson Street Village appear to fare markedly better in terms of health insurance coverage, housing stability, and school mobility:

- Ninety-three percent of the households at Jackson Street Village had all members covered by health insurance. That percentage is likely even higher for individual residents. In contrast, *Wilder Research's* 2006 statewide homelessness survey found that 69 percent of homeless adults in Minnesota had health care coverage.⁷
- A 1999 National Center on Family Homelessness report found that 97 percent of homeless children moved in a single year; many up to three times.⁸ Children housed

⁷ Wilder Research. *Overview of homelessness in Minnesota 2006: Key facts from the statewide survey*, March 2007.

⁸ National Center on Family Homelessness. *Homeless Children: America's New Outcasts*, 1999.

at Jackson Street Village have a higher level of well-being in terms of housing stability when compared to homeless children. The average length of residence for households at Jackson Street Village was one year and three months, by the end of the assessment period.

- According to a national survey of homeless families, 44 percent of homeless children in the Midwest transferred schools at least once, and 35 percent of these students transferred twice or more.⁹ In contrast, 11 percent of the households at Jackson Street Village had children who transferred schools in the past year; with no households containing children who transferred twice or more.

From the broader research perspective, the SRAS tool is useful in identifying domains in which less progress has been made toward self-sufficiency relative to other domains. In the case of this year's results, the tool has indicated that Jackson Street Village residents have achieved higher levels of self-sufficiency in family stability indicators than in socioeconomic ones. The tool can also be used to identify clusters of domains that appear to progress jointly, with the added benefit of self-reinforcing gains across domains. This will help supportive housing community administrators identify the specific areas that will be the best use of resources.

Finally, in its second year of use, the SRAS appears useful in tracking progress over extended periods of time as additional years of assessments are added to the first year. Jackson Street Village staff are currently in the third year of data collection using the SRAS, and with this additional data we will attempt to identify potential patterns in progress toward self-sufficiency that are correlated with the length of time that residents remain at Jackson Street Village, as well as identify characteristics of clients that relate to faster or slower progress on the domains measured here. We also look forward to examining the results of the 2009 fiscal year data since it will include results from approximately 10 households who will be entering this year. This will enable us to take a closer look at whether most of the impact of Jackson Street Village's program occurs in the initial months of residency, or whether it is spread out over the course of several months.

⁹ The Institute for Children and Poverty. *Homeless in America, Part Two: A Statistical Reader*, 2005.

Appendix

Average score on stability scales from first to last assessment

Jackson Street Village Status codes

Notice of Infraction

Average score on stability scales from first to last assessment

The average change score of the residents between the first and last assessments on each scale is shown below (Figure 1). This composite measure gives a very general picture of the progress of residents from the first to the last assessment in each domain that we studied.

Average score on stability scales from first to last assessment

	Average score 2007	Average score 2008
Housing stability scales*		
On-time rent payment	2.5	2.9
Housing inspections	2.6	2.8
Tenant training	2.5	2.6
Lease compliance	2.2	2.6
Socioeconomic stability scales**		
Earned Income Tax Credit	3.0	3.0
Educational attainment	2.7	2.6
Financial credit	2.4	3.0
Hours of employment	2.5	2.6
Income sources	2.5	2.4
Current educational enrollment	2.1	2.4
Access to child care	2.8	2.7
Child support	2.6	1.3
Family stability scales		
Preschool (children)	2.8	3.2
Health home (children)	2.9	3.1
Health care coverage	2.9	3.1
Mental health services (adults)	2.7	3.0
Community involvement	3.0	2.9
Immunizations (children)	3.0	2.9
Social support	2.9	2.9
Health home (adults)	2.9	2.9
Tutoring (children)	2.8	2.8
Transportation	2.6	2.8
School attendance (children)	2.7	2.7
School mobility (children)	2.9	2.7
Chemical dependency services (adults)	2.7	2.1
Domestic abuse services (adults)	2.0	2.0

Notes: Scores show progress made by residents on each measure from their first to their last assessment. 1= declined in self-reliance 2=maintained a low level of self-reliance 3=maintained a high level of self-reliance, 4=improved.

* A fifth measure of housing stability, Length of Residence at JSV, was not rated on the same scale as the other measures. On average, residents' length of residence was 26 months.

** A ninth measure of socioeconomic stability, Hourly Wage, was not rated on the same scale as our other measures. Employed residents' average wage was \$10.00 per hour.

Jackson Street Village Status codes

1a-d. Current employment status (for all adults in household)

- 1=Unemployed
- 2=Working < 15 hrs/week
- 3=Working 15 - 19 hrs/week
- 4=Working 20 - 24 hrs/week
- 5=Working 25 - 29 hrs/week
- 6=Working 30 - 34 hrs/week
- 7=Working 35 - 40 hrs/week
- 8=Working > 40 hrs/week
- 9=Unable to work/retired
- 10=Not applicable (no adult like this in household)

2a-d. Current hourly wage (for all adults in household)

Write in \$ amount OR

- 9=Not applicable

3. Current income sources (NOTE: Public cash benefits include MFIP, GA & SSI. Earned income includes employment income, SSDI, Veterans' benefits, Retirement benefits, Social Security.)

- 1=No income
- 2=Public cash benefits/no earned income
- 3=More than 50% public cash benefits/some earned income
- 4=More than 50% earned income/some public cash benefits
- 5=Earned income/no public cash benefits

4a. Education level– Head of Household

- 1=No formal education
- 2=8th grade or less, no GED
- 3=9th – 12th grade, no diploma or GED
- 4=High school diploma or GED
- 5=Some college or technical school
- 6=College or technical school degree

4b. Current education– Head of Household

- 1=No current education programs
- 2=Currently enrolled in a short-term training program
- 3=Currently enrolled in GED or high school courses
- 4=Currently enrolled in college
- 5=Completed short-term training within last 6 months
- 6=Completed GED or high school diploma within last 6 months
- 7=Completed college (2- or 4-year degree) within last 6 months

5. Child Support

- 1=Eligible for child support, no income benefit
- 2=Eligible for child support, partial benefit received
- 3=Eligible for child support, full benefit received
- 9=Not applicable

6. Earned Income Tax Credit (EITC)

- 1=Eligible for EITC, not applied
- 2=Applied (but not yet received) EITC
- 3=Received or receiving EITC
- 9=Not eligible for EITC

7. Credit

- 1=No credit
- 2=Poor credit
- 3=Restoring credit or beginning to establish credit
- 4=Good credit or credit restored

8. Housing stability

Record intake date

9a. Housing inspections

- 1=Household has passed all housing inspections during last 6 months
- 2=Household has failed one housing inspection during last 6 months
- 3=Household has failed two or more housing inspections during last 6 months
- 9=Not applicable (no housing inspections during last 6 months)

9b. Late rent

- 1=Household has paid rent on time every month during last 6 months
- 2=Household has paid rent late once during last 6 months
- 3=Household has paid rent late two or more times during last 6 months

9c. Lease infractions

- 1=Household has not violated lease during last 6 months
- 2=Household has violated lease once during last 6 months
- 3=Household has violated lease two or more times during last 6 months

10. Tenant training

- 1=Tenant training class(es) recommended but not yet attended
- 2=Participant completed tenant training class(es)
- 9=Not applicable/tenant training classes not needed

11. Child care

- 1=No child care available
- 2=Child care available but inadequate to meet need
- 3=Child care available and adequate with subsidy
- 4=Child care available and adequate without subsidy
- 9=No child care needed/not applicable

12a. Transportation

- 1=Transportation not adequate to meet daily needs
- 2=Transportation adequate to meet some but not all daily needs
- 3=Transportation adequate to meet all daily needs

12b. Transportation

- 1=Only public transportation used (family does not own a vehicle)
- 2=Mix of public and private transportation used (family does not own a vehicle)
- 3= Mix of public and private transportation used (family owns a vehicle)
- 4=Only private transportation used (family owns a vehicle)

13. Social support

- 1=Household has no relatives or friends that provide social support
- 2=Household has one or two relatives or friends that provide social support
- 3=Household has three or more relatives or friends that provide social support

14. Attends community events

- 1=Household members have not participated in any events at JSV during last 6 months
- 2=Household members have participated in one or more events at JSV during last 6 months

15. Children participate in tutoring

- 1=School-age children have not participated in JSV tutoring during last 6 months
- 2=School-age children have participated in JSV tutoring four or fewer days during last 6 months
- 3=School-age children have participated in JSV tutoring five or more days during last 6 months
- 9=No school-age children in household

16. Child protection

- 1=Child protection case open-child/children not with parent
- 2=Child protection case open-child/children with parent
- 3=Child protection case closed
- 4=Not applicable/family does not have a child protection case (open or closed)

17. Household health care coverage (NOTE: Public insurance includes Medicaid, Medical Assistance, MinnesotaCare, and Medicare)

- 1=No insurance for any household members
- 2=Public health insurance benefits for some household members
- 3=Public health insurance benefits for all household members
- 4=Mix of public and private insurance for some household members
- 5=Mix of private and private insurance all household members
- 6=Private insurance benefits for some household members
- 7=Private insurance for all household members

18. Child's immunization

- 1=Immunizations (age appropriate) are not up-to-date for any of the children in the household
- 2=Immunizations (age appropriate) are up-to-date for some but not all of the children in the household
- 3=Immunizations (age appropriate) are up-to-date for all of the children in the household

19. Health home--children

- 1=None of the children in the household have a regular pediatrician or clinic
- 2=Some but not all of the children in the household have a regular pediatrician or clinic
- 3=All of the children in the household have a regular pediatrician or clinic

20. Health home--Adults

- 1=None of the adults in the household have regular doctor or clinic
- 2=Some but not all of the adults in the household have a regular doctor or clinic
- 3=All of the adults in the household have a regular doctor or clinic

21. Enrollment in pre-school programs

- 1=None of the eligible children are enrolled in pre-school services
- 2=Some but not all of the eligible children are enrolled in pre-school services
- 3=All eligible children are enrolled in pre-school services
- 9=Not applicable/no children eligible for pre-school services

22a. School attendance scale

- 1=0 days missed during last month
- 2=1 or 2 days missed during last month
- 3=3 or more days missed during last month
- 9=Not applicable/no children in school currently

22b. School mobility

- 1=1 school for entire previous school year
- 2=2 schools for entire previous school year
- 3=3 or more schools for entire previous school year

22c. Reason for school change

- 1=None of the school-age children changed school during the current school year
- 2=Discipline/behavior problems
- 3=Convenience/location
- 4=Better school quality
- 5=Other reason

23. Mental health assessment (adults only)

- 1=Mental health assessment recommended but not completed
- 2=Mental health assessment completed and appropriate referral made, no services received
- 3=Mental health services being provided
- 9=No mental health services needed

24. Chemical dependency assessment (adults only)

- 1=Chemical dependency assessment recommended but not completed
- 2=Chemical dependency assessment completed and appropriate referral made
- 3=Chemical dependency support services being provided
- 9=No chemical dependency support services needed

25. Domestic abuse (adults only)

- 1=Domestic abuse issues present in family – not currently addressed
- 2=Referral made for supportive services, no services received
- 3=Domestic abuse services being provided
- 9=No domestic abuse services are needed

Notice of Infraction

Saint Paul Family Project Limited Partnership

Jackson Street Village

1497 Jackson Street

St. Paul, MN 55117

NOTICE OF INFRACTION

Property: Jackson Street Village Date: _____

Resident Name: _____ Unit # _____

Please be advised that we have recorded one or more of the following incidents in your resident file and that the incident is an infraction of Tenancy Rules and Regulations and a violation of your lease.

Infraction Committed By	Date:
You	_____
Your Children	_____
Guests, Visitor or Invitees	_____

Description of incident	
1	Late payment of rent
2	Non-payment of rent
3	Destruction of property
4	Disturbing or harassing of other residents
5	Activities on the premises, which may be unlawful.
6	Tampering with mailboxes.
7	Failure to maintain unit in a clean and sanitary condition.
8	Leaving trash or other obstruction in a public area.
9	Allowing unauthorized persons to live in unit.
10	Obstruction of Landlord's right of entry under the provisions of your lease.
11	Failure to remove inoperable vehicle from the parking area.
12	Alteration or addition to property not authorized by Landlord.
13	Installation of appliance (stove, refrigerator, washing machine, locks, etc.) without written consent of management.
14	Breach of building security (leaving unlocked and/or blocking open exit and laundry room doors).
15	Other: Illegal activity of visitor